

Magnificent 6-bedroom family home, beautifully-built with lovely pool area and breathtaking panoramic views.



## INFORMATION

Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	6
Bath:	5
Floor:	296 m <sup>2</sup>
Plot Size:	2842 m <sup>2</sup>

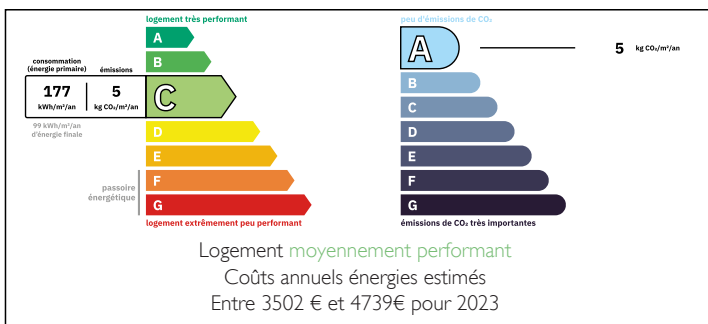
## IN BRIEF

This lovely bastide-style villa with typical terra cotta flooring throughout was built in the early 1980's and faces south-east, sitting atop a fully-enclosed 2842m<sup>2</sup> plot of land in a tranquil setting just outside the small, market town of Peymeinade, just north of Cannes.

A comfortable family home for many years, the villa comprises 6 bedroom suites ranging in size from 12m<sup>2</sup> to 46m<sup>2</sup>. Although all are accessible from inside, two of these suites could be considered independent apartments with open-plan kitchen / lounge / dining areas and private covered terraces, one of which faces the pool. The main living / dining / kitchen area of the house boasts a combined area of 83m<sup>2</sup>, and there is also a nicely-sized fitness room with large bay windows.

The main attraction outside is the lovely pool area, with its 10x4m heated pool and...

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 3641 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Once through the electric gates the short driveway leads up to the villa, with ample parking immediately to the left but also to the right, at what is the rear of the house. Let's imagine we've parked immediately to the left and we shall visit the property from here...

Walking up the stone pathway, we are immediately greeted by the pool, sun decks and pool house straight ahead... Uninterrupted views can be enjoyed in all directions from the beautifully-landscaped gardens, whether you might wish to contemplate the rolling hills of the nearby villages of Cabris and Speracedes in the north, or Grasse and the Southern Alps to the east, or indeed the deep blue of the magnificent Mediterranean coast to the south. The grass lawns are beautifully-kept, maintained by an automatic sprinkler system, and the nicely-trimmed citrus fruit trees and shrubs bear witness to the care and attention that this lovely property has always received from its owners over the years.

The renovated pool boasts a solar-powered cover / security system and the pool house is a very comfortable 35m<sup>2</sup> with a fully-equipped summer kitchen, a sunken lounge area with flat screen TV and a dining area with adjoining terrace, the perfect combination for many a family gathering! From here the beautiful façade of the house can be admired, with its lovely shaded terraces.

The double staircase in front of the house leads up to the front door and a comfortable covered terrace of 28m<sup>2</sup>, also...